

## PLANNING COMMITTEE

### Minutes of the Meeting held on 23 April 2015 at 4.30 pm

#### **Present:**

Councillor A F Knight ..... Chairman  
Councillor I R Melhuish ..... Vice Chairman

Councillor G S Dowding  
Councillor A H Trollope-Bellew  
Councillor L W Smith  
Councillor C Morgan  
Councillor A Hadley  
Councillor B Heywood

Councillor E May  
Councillor K H Turner  
Councillor S J Pugsley  
Councillor D Ross  
Councillor M Smith  
Councillor K Mills

#### **Officers in Attendance:**

Area Planning Manager – Bryn Kitching  
Planning Officer (Conservation) – Liz Peeks  
Planning Officer – Russell Williams  
Committee Administrator – Tracey Meadows  
Legal Advisor – Martin Evans - Mendip DC

#### **P217 Apologies for Absence**

There were apologies for absence from Councillor A Chick.

#### **P218 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 26 March 2015 circulated at the meeting be confirmed as a correct record. Proposed by Councillor E May and seconded by Councillor S Dowding. All present voted in favour.

#### **P219 Declarations of Interest or Lobbying**

<b>Name</b>	<b>Min No</b>	<b>Ref No.</b>	<b>Application</b>	<b>Persons Lobbying</b>
Cllr AF Knight (Chairman) Cllr E May Cllr C Morgan	P221	3/16/15/003	Combe House Hotel	In favour
Cllr AF Knight (Chairman) All Cllrs	P221	3/21/15/005	Former Aqua splash site	Against
Cllr AF Knight (Chairman) Cllr C Morgan	P221	3/37/15/003	3 Sea View Terrace	Against

#### **P220 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P221	3/16/15/003	Coombe House	Mr Copleston	Local Resident	In favour
P221	3/16/15/003	Coombe House	Mr Weed	Applicant	In favour
P221	3/16/15/003	Coombe House	Mr Granfield	Parish Council	In favour

P221	3/16/15/003	Coombe House	Mrs C Morgan (Please note that the above objector, Mrs C Morgan is not known or related to Cllr C Morgan)	Local Resident	Objector
P212	3/21/15/005	Former Aqua Splash site	Mr Rainey	Agent on behalf of town retailers	Objector
P212	3/21/15/005	Former Aqua Splash site	Mr J Mitchell	Agent on behalf of Applicant	In favour
P212	3/21/15/005	Former Aqua Splash site	Mr McGuinness	Local Resident	In favour
P212	3/37/15/003	3 Sea View Terrace	Mr P Barrell	Local Resident	objector
P212	3/37/15/003	3 Sea View Terrace	Mr C Wood	Local Resident	objector
P212	3/37/15/003	3 Sea View Terrace	Mr E Frewin	Local Resident	objector
P212	3/37/15/003	3 Sea View Terrace	Mr Peter Murphy	District Councillor	objector

## **P221 Town and Country Planning Act 1990 and Other Matters**

Report Nine of the Planning Team dated 23 April 2015 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

**RESOLVED** That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

### **Reference Location, Proposal, Debate and Decision**

**3/16/15/003 Combe House Hotel, Holford, Somerset**  
Removal of condition 6 from planning permission 3/16/10/007 in order to permit continuous use of marquee

#### **Objections raised by the speakers included:**

- Unbearable noise in summer months is so unbearable that the windows to my property need to be permanently closed.
- The Marquee was an eyesore and does not fit in with the environment.
- Corner Cottage will take the full impacted by the noise.

#### **The Members debate centred on the following issues:**

- Hotel provides fantastic service in a beautiful setting.
- The Marquee brings in revenue for other businesses in Holford.
- 40% of the income for the hotel is provided by the marquee.

- We should be encouraging more people to support rural businesses.

Councillor C Morgan proposed and Councillor K Turner seconded a motion that planning permission be **GRANTED** against Officers recommendation.

The motion was carried.

### **Reason**

Members considered that the benefits to local employment and business outweighed the negative impact that the marquee had on the setting of the listed building and surrounding area.

### **Reference      Location, Proposal, Debate and Decision**

#### **3/12/15/005      Former Aquasplash Site, Seaward Way, Minehead**

Erection of a new neighbourhood food store with associated car parking.

Update from the Area Planning Manager. Further to the report a letter had been received from Ashford Solicitors pointing out that they had not been able to access or view the independent retail assessment that the Council commissioned and therefore had not been able to make representations on its conclusions. Ashford's consider that as the report relies heavily on the information in the retail assessment report they felt that it went against the rules of natural justice for those who wanted to make representations on the case to not have sight of this document. The document had been uploaded to the website yesterday (April 22<sup>nd</sup>) but it was considered that 24 hours was not enough time for anyone to make representations on that.

Proposed by Councillor Trollope-Bellew seconded by Councillor Morgan that the application be deferred for one cycle to come back at the May Committee.

The motion was carried.

### **Reference      Location, Proposal, Debate and Decision**

#### **3/37/15/003      3 Sea View Terrace, Watchet**

Demolition of existing derelict garden storage buildings and partial demolition of garden boundary walls and fences, to be replaced by new boundary walls and fences. Erection of a four bedroom house on part of the garden and enlargement and resurfacing of adjoining parking area.

#### **Objections raised by the speakers included:**

- Poor visibility in and out of the lane
- Over development of the area.
- Conflict between vehicles and pedestrians as this is the only route on foot into the town centre.
- Not fit for approval or submission.
- Two previous applications refused.
- Lack of visibility splays.
- Conservation area.

#### **The Members debate centred on the following issues:**

- The lane will be blocked off by Lorries when this development is being built and the removable of soil will be considerable.
- No access to Watchet if access to Govier's Lane is blocked.
- Conflict between pedestrians and cars.

- Over development on the site.
- Will change the character of the area.
- Given size of site a smaller property could have been applied for.

The Chairman Councillor A Knight proposed and Councillor M Smith seconded a motion that planning permission be REFUSED against Officers recommendation.

### **Reason**

Goviers Lane is a narrow no-through road, without turning space that is mainly used by pedestrians and has limited use by motor vehicles. It is the only safe route for pedestrians, mobility and wheelchair users into the centre of Watchet from the residential areas to the east of the railway line. The cars using the proposed double garage and parking space will create conflict with these users due to the inability to easily pass and as such, conflicts with paragraph 35 of the National Planning Policy Framework.

## **P222 Exmoor National Park Matters**

Councillor S Pugsley reported on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

### **Applications**

- 1) Proposed bar/function room area altering existing ground floor of west wing, glazing in inner external courtyard including changes to staircase positions, demolition of old skittle alley with excavation to form store/laundry area together with a tunnel linking the external courtyard to inner underground store room (Full). Recommended that the committee defer the applications for a site visit.
- 2) Listed Building Consent for proposed bar/function room area altering existing ground floor of west wing, glazing in inner external courtyard including changes to staircase positions, demolition of old skittle alley with excavation to form store/laundry area together with a tunnel linking the external courtyard to inner underground store room (Listed Building) – The Luttrell Arms Hotel, 32 High Street, Dunster, Minehead, Somerset. Recommended that the committee defer the applications for a site visit.
- 3) Proposed variation of condition three of approved application 6/35/98/107 (Conversion of barn into ancillary accommodation) to allow flexible use as annexe/holiday let (Alteration/Lift Condition) – The Old Rectory, Treborough Farm Lane, Treborough, Watchet, Somerset. This was refused on policy grounds
- 4) Proposed agricultural building (50m<sup>2</sup>) (Full) – Ranscombe Lodge, Wootton Courtenay, Minehead, Somerset. This application was refused.

## **P223 Delegated Decision List**

The Planning Manager answered questions from the report.

## **P224 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Appeal Type</b>
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No Appeals lodged

## **P225 Appeals Decided**

<b>Proposal and Site</b>	<b>Outcome</b>
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No Appeals decided

The meeting closed at 7.00pm

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